

## Minutes of the Property Committee Meeting

The Property Committee of the McLean County Board met on Thursday, December 7, 2000 at 4:30 p.m. in Room 700, Law and Justice Center, 104 West Front Street, Bloomington, Illinois.

Members Present: Chairman Segobiano, Members Pokorney, Emmett

Members Absent: Members Hoselton, Bostic

Other Board Members Present: Mr. Benjamin Owens, Ms. Susie Johnson

Staff Present: Mr. John M. Zeunik, County Administrator; Mr. Terry Lindberg, Assistant County Administrator; Ms. Martha B. Ross, Executive Secretary, County Administrator's Office

Department Heads/  
Elected Officials Present: Mr. Jack Moody, Director, Facilities Management; Mr. Don Lee, Administrator, McLean County Nursing Home

Chairman Segobiano called the meeting to order at 4:35 p.m. Chairman Segobiano presented the minutes of the November 2, 2000 meeting for approval. The minutes of the November 2, 2000 meeting were approved as presented and placed on file.

Mr. Jack Moody, Director of Facilities Management, stated that the exterior envelope of the 200 West Front Street Building experienced some damage to the dryvit exterior panels in one area of the building. He explained that one of the panels had become detached and the resulting break in the exterior will expose the building to moisture infiltration into the interior of the building.

He stated that the location of the breach in the panel was at the 4<sup>th</sup> and 5<sup>th</sup> floor level. Therefore, special equipment will be needed to access the panel in order to repair it. Mr. Moody noted that there are budgeted funds available to complete the repair, which is expected to cost approximately \$1,451.00. He further noted that the repair would require approximately one day to complete.

Mr. Moody explained that the repair activity would focus on the corner area where the dryvit panel was found to be detached, and colorize the finish to match the rest of the building. In so doing, the building will again be sealed against the destructive forces of the elements. Mr. Moody stated that, at this time, the primary factor in commencing the repair work is the cooperation of the weather.

Chairman Segobiano asked whether any unstable panels were found during any previous inspections. Mr. Moody responded that there were no unstable or damaged panels found previously. He noted that the corner in question probably had cracked during a freeze/thaw cycle and subsequently pulled away from the building.

Mr. Pokorney asked whether the damaged panel would last until the repair could be completed. Mr. Moody stated that it would. He remarked that there are currently no leaks found in the building as a result of the detached panel, and expects that, in the short term, the panel will continue to be sufficient.

Mr. Moody noted that the materials used to repair the panel do not work well at the current low temperatures. Therefore, more suitable weather conditions must prevail in order to successfully complete the necessary repairs.

Mr. Moody stated that he recently completed some courses that were offered by the American Institute of Architects (AIA), in conjunction with the Access Board of the Americans With Disabilities Act (ADA). Three (3) courses were offered for credit. All courses were offered on-line, and consisted primarily of case studies. Scenarios were presented, followed by questions for the class participants to answer.

Mr. Moody remarked that, after completing the course work, he was awarded Certificates of Completion on November 17, 2000. The first course centered around the elements of judicial, legislative and regulatory facilities. The second course focused on detention and correctional facilities. The third course addressed building elements designed for children's use, such as parks and playgrounds. Mr. Moody stated that the codes focused on access to the built-in environment in new construction and alterations.

Chairman Segobiano expressed the congratulations of the Committee to Mr. Moody for his accomplishments.

Don Lee, Administrator of the McLean County Nursing Home, presented the list of price quotations for Domestic Services, prepared by Sharon Van Note. He explained that the list is prepared on an annual basis, with companies agreeing to hold the line on prices for one year on various supplies utilized in the domestic area. Once the list is approved by the County Board, it is then distributed to the various departments so that they may order items listed throughout the year.

Mr. Lee noted that the prices listed are the best price available at this time. He noted that the average price increase was 4.93%. However, many of the high volume, high cost items did not experience a significant increase. Therefore, the total expenditure is expected to increase only about .62% overall.

Chairman Segobiano asked whether any particular item showed a substantial increase or a sizeable decrease. Mr. Lee responded that plastic can liners increased in cost generally. However, the 58-inch liner, a high-volume item, decreased in price over \$3,700.00 for the year. Paper towels, conversely, increased by about that same amount. Overall, plastic and paper products increased, while chemicals did not experience much of an increase.

Motion by Emmett/Pokorney to approve the list of Vendors for Janitorial and Paper Supplies for McLean County. Motion carried.

John M. Zeunik, County Administrator, presented for approval Attachment Number 10 to the Amendment to the Lease and Operation and Maintenance Agreement for the Law and Justice Center. He stated that this item is generally considered in December of each calendar year, following the approval of the budget for the upcoming fiscal year. The County has a lease with the Public Building Commission, which provides for the operation and maintenance of the Law and Justice Center. Attachment Number 10 sets forth the funding for Fiscal Year 2001, in the dollar amount specified, which is \$1,639,726.00.

He noted that the above-referenced dollar amount was approved by the County Board for the operation and maintenance lease tax levy. This is the amount of money that the Public Building Commission will reimburse the County for the maintenance and operation of the Law and Justice Center.

Motion by Pokorney/Emmett to approve Attachment Number 10 to the Amendment to the Lease and Operation and Maintenance Agreement for the Law and Justice Center. Motion carried.

Chairman Segobiano presented the bills, which have been reviewed and recommended for transmittal to the Property Committee by the County Auditor.

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Motion by Emmett/Pokorney to approve payment of the bills as presented  
by the County Auditor. Motion carried.

There being nothing further to come before the Committee at this time, Chairman Segobiano  
adjourned the meeting at 4:45 p.m.

Respectfully submitted,

Martha B. Ross  
Recording Secretary

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